

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Piney Hill Road, 5,850' E  
of the c/l of Harford Road  
(1134 Piney Hill Road)  
7th Election District  
3rd Councilmanic District

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-241-A

Glenn C. Campbell and  
Melissa H. Dowling - Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1134 Piney Hill Road, located in the vicinity of Piney Creek Court in Monkton. The Petition was filed by the owners of the property, Glenn C. Campbell and Melissa H. Dowling. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 12 feet in lieu of the required 50 feet for a principal building (proposed barn which replaces an existing structure). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding locale and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Further-

ORDER RECEIVED FOR FILING  
Date 1/2/99  
By [Signature]

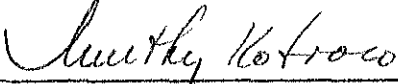
MICROFILMED

more, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2<sup>nd</sup> day of January, 1997 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 12 feet in lieu of the required 50 feet for a principal building (proposed barn which replaces an existing structure), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 2, 1997

Mr. Glenn C. Campbell  
Ms. Melissa H. Dowling  
1134 Piney Hill Road  
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Piney Hill Road, 5,850' E of the c/l of Harford Road  
(1134 Piney Hill Road)  
7th Election District - 3rd Councilmanic District  
Glenn C. Campbell and Melissa H. Dowling - Petitioners \*  
Case No. 97-241-A

Dear Mr. Campbell and Ms. Dowling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

(MICROFILMED)



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

1134 Piney Hill Road  
Monkton, Maryland 21111

which is presently zoned R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3, B.3 TO PERMIT

A PRINCIPAL BUILDING (A PROPOSED BARN REPLACING AN EXISTING BARN)  
TO BE 12 FT FROM A PROPERTY LINE IN LIEU OF THE REQUIRED 50 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Desire to maintain agricultural use of property and surrounding areas by replacing existing barn that is built within 5 feet of property line with new barn in substantially same location. Use of existing site location will allow owner to take advantage of existing electrical and water supply to barn at site. To observe setback would adversely affect the appearance, value and efficient use of property and significantly reduce open pasture available on the property; use of existing site will minimize loss of pasture and minimize changes to existing drainage patterns on the property. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Glenn C. Campbell

(Type or Print Name)

Glenn Campbell

Signature

Melissa H. Dowling

(Type or Print Name)

Melissa H. Dowling

Signature

1134 Piney Hill Road

Address

410-343-3511 W

410-343-2796 H

Phone No

Monkton

City

MD

State

21111

Zipcode

Name, Address and phone number of representative to be contacted

Glenn C. Campbell

Name

1134 Piney Hill Rd

Address

410-343-2796

Phone No.

Monkton MD 21111

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 241

APPROVED

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1134 Piney Hill Road  
address  
Monkton MD 21111  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Desire to maintain agricultural use of property and surrounding areas by replacing existing barn that is built within 5 feet of property line with new barn in substantially same location. Use of existing site location will allow owner to take advantage of existing electrical and water supply to barn at site. To observe setback would adversely affect the appearance, value and efficient use of property and significantly reduce open pasture available on the property; use of existing site will minimize loss of pasture and minimize changes to existing drainage patterns on the property.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Glenn C. Campbell  
(signature)  
Glenn C. Campbell  
(type or print name)



Melissa H. Dowling  
(signature)  
Melissa H. Dowling  
(type or print name)

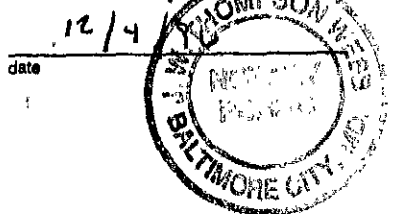
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of December, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Glenn C. Campbell and Melissa H. Dowling

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 8/1/99

## ZONING DESCRIPTION FOR 1134 PINEY HILL ROAD, MONKTON, MD

As recorded in Deed Liber 10036, Page 305:

STARTING ON THE NORTH SIDE OF PINEY HILL RD THEN  
South 46 degrees 24 minutes West 260 feet, South 40 degrees 45 minutes  
27 seconds East 27.20 feet, South 50 degrees 26 minutes 26 seconds West  
200 feet, South 40 degrees 45 minutes 27seconds East 745.87 feet, North  
46 degrees 24 minutes East 497.02 feet, South 35 degrees 58 minutes 58  
seconds East 324.20 feet, South 40 degrees 45 minutes 27 seconds East  
469.18 feet to the place of beginning. SAID POINT OF BEGINNING  
BEING APPROX 5850 FT EAST OF HEREFORD RD,

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 029938

241 JLL

DATE 12/5/96 ACCOUNT R 0016150

AMOUNT \$ 50.00

RECEIVED FROM: CAMPBELL

1134 PINEY HILL RD

FOR: RV ADMIN FILING

MICROFILMED

01A0040232NICHRC  
BA 0009458AM11-05-96

450.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 241

Petitioner: Campbell

Location: 1134 Piney Hill Rd Monkton MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glenn C. Campbell

ADDRESS: 1134 Piney Hill Rd  
Monkton MD 21111

PHONE NUMBER: 410-343-2796

AJ:ggs

(Revised 09/24/96)

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# CERTIFICATE OF POSTING

RE: Case No.: 97-241-A

Petitioner/Developer: GLEN CAMPBELL, ETAL

Date of Hearing/Closing: 12/30/96

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # 1134 PINEY HILL RD.

The sign(s) were posted on 12/16/96  
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 12/18/96  
(Signature of Sign Poster and Date)

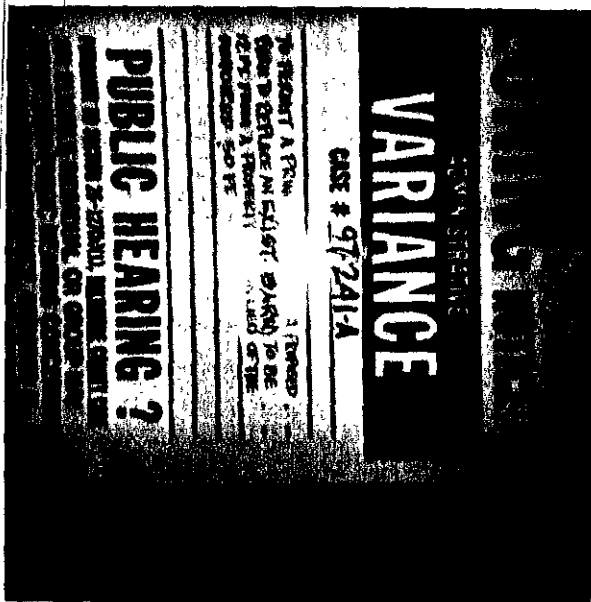
Patrick M. O'Keefe  
(Printed Name)

523 Penny Lane  
(Address)

Hunt Valley, MD 21030  
(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354  
(Telephone Number)



97-241-A

#1134 PINEY HILL RD.  
% GLEN CAMPBELL

MICROFILMED

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12/16/96

Format for Sign Printing, Black Letters on a White Background:

241

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: # 96-241-A

TO PERMIT A PRINCIPAL BUILDING ~~SET~~ (A PROPOSED  
BARN REPLACING AN EXISTING BARN) TO BE 12 FT. FROM  
A PROPERTY LINE IN LIEU OF THE REQUIRED 50 FT

### PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

*App given all copies +  
advised of deadline*

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 13, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-241-A (Item 241)

1134 Piney Hill Road

N/S Piney Hill Road, 5850' E of Harford Road

7th Election District - 3rd Councilmanic

Legal Owner(s): Glenn C. Campbell and Melissa H. Dowling

Post by Date: December 15, 1996

Closing Date: December 30, 1996

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Glenn C. Campbell and Melissa Dowling





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 31, 1996

Mr. Glenn Campbell and Ms. Melissa Dowling  
1134 Piney Hill Road  
Monkton, MD 21111

RE: Item No.: 241  
Case No.: 97-241-A  
Petitioner: Glenn Campbell, et al


Dear Mr. Campbell and Ms. Dowling:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.13.94  
Item No. 241 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

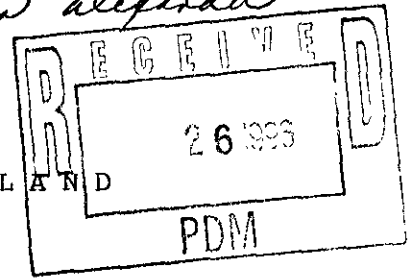
My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: Dec. 23, 1996

FROM: *[Signature]* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 23, 1996  
item Nos. 235, 237, 239, 240,  
241, 242

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE42

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Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.

IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 235, 236, 237, 238, 239, 240,  
241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

12/11/96

FROM: R. Bruce Seeley *RBS/sp.*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 16 + 1

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

*235*  
*236*  
*237*  
*239*  
*240*  
*241*

RBS:sp

BRUCE2/DEPRM/TXTSBP

ENCLOSURE



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 16, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 233, 235, 236, 239, 240, and (241)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

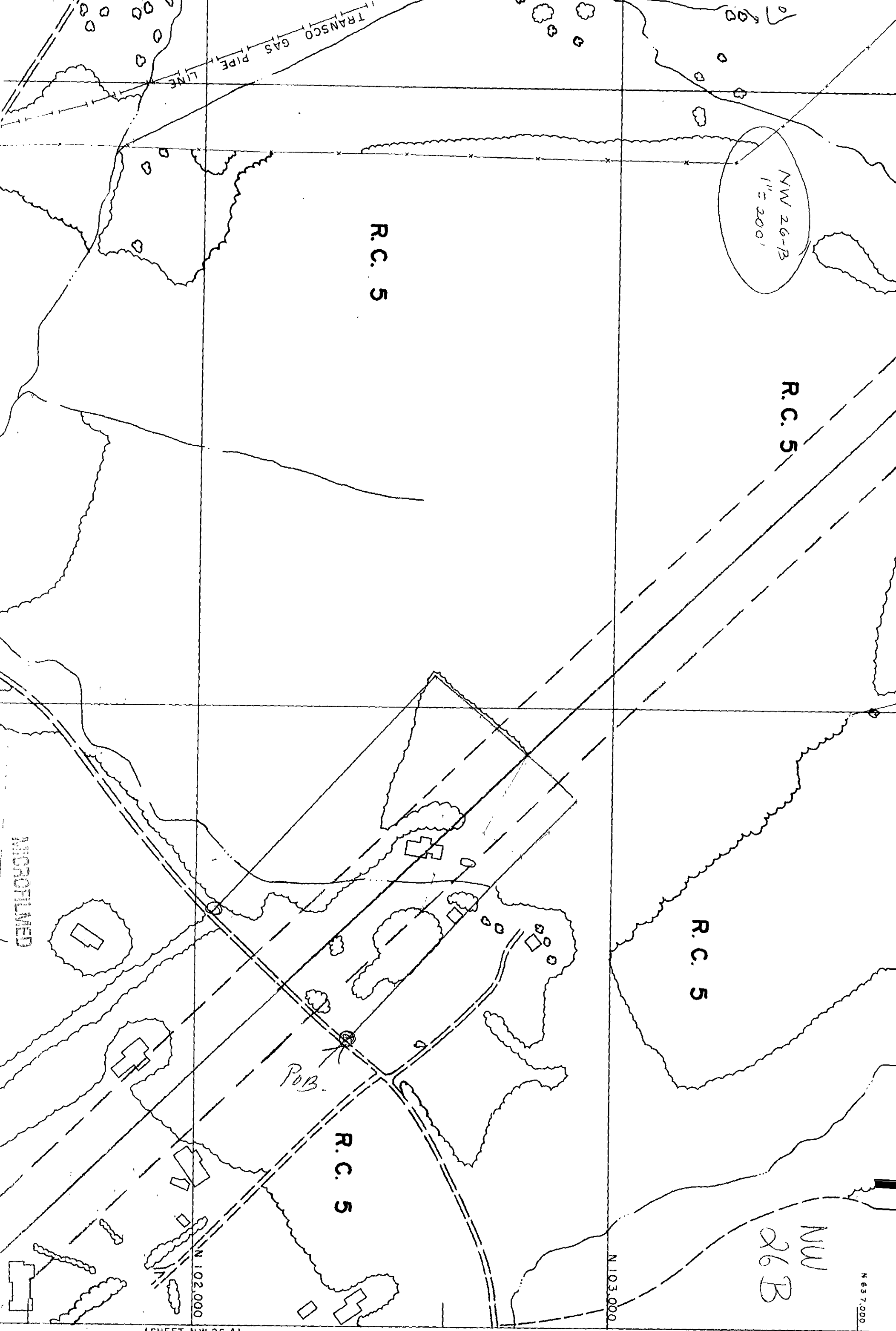
Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL







Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

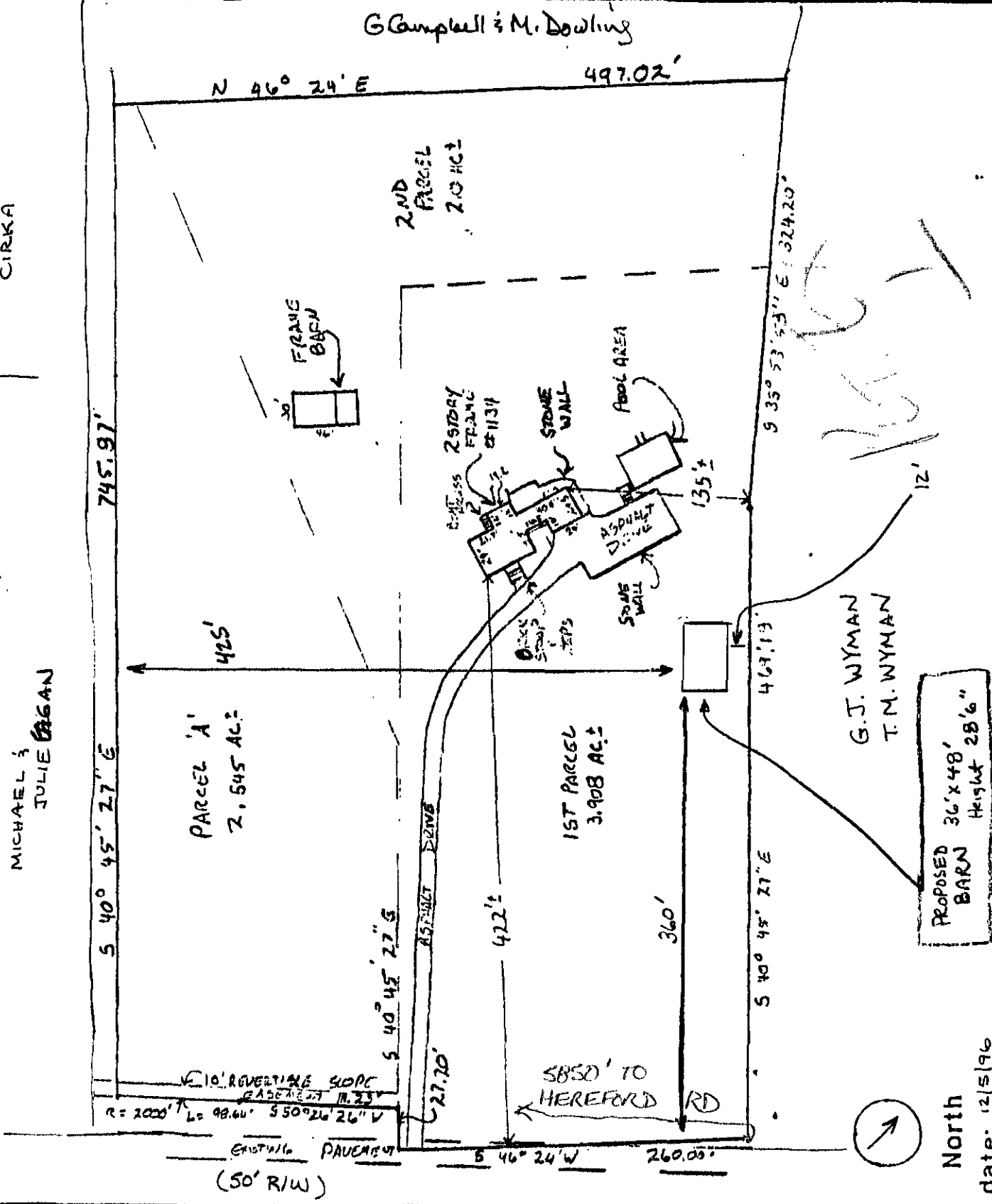
PROPERTY ADDRESS: 1134 Piney Hill Rd, Monkton, MD 21111 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_  
plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: Glewn C. Campbell and Melissa H. Dowling

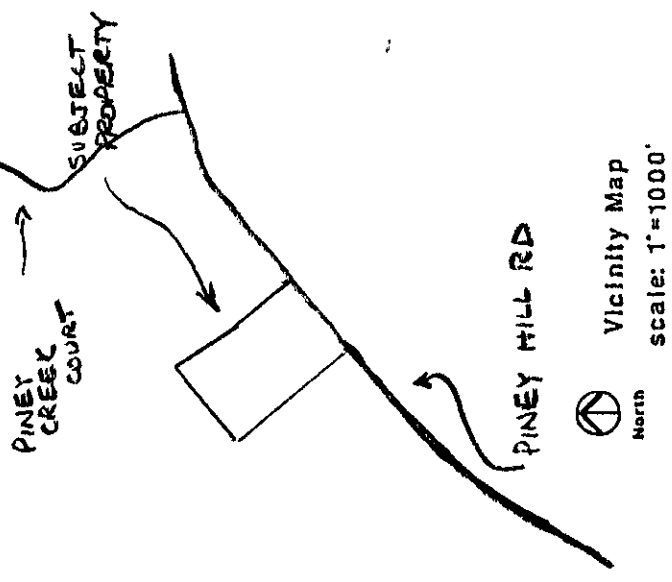
MICHAEL &  
JULIE GAGAN

LARRY &  
JUDY  
CIRKA



Scale of Drawing: 1" = 100'

North  
date: 12/5/96  
prepared by: GCC



**LOCATION INFORMATION**

Election District: 7  
Councilmanic District: 3  
1"=200' scale map#: NW 26 B  
Zoning: RC-5  
Lot size: 8.453 acreage square feet

SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**  
reviewed by: JV ITEM #: 2A1 CASE#:





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF	MICROFILMED N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	PINEY HILL	26-B

MICROFILMED